079.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	998,200 / 998,200
					USE VALUE:	998,200 / 998,200
					ASSESSED:	998,200 / 998,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRESNICK SARA &
Owner 2:	PREY DANA
Owner 3:	
Street 1:	301 BURKE GREEN RD
Street 2:	
Twn/City:	EAST BURKE
St/Prov:	VT Cntry Own Occ: N
Postal:	05832 Type:

PREVIOUS OWNER

Owner 1:	MORAN SHAUN T -
Owner 2:	-
Street 1:	244 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2435 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6579.000	566,000		432,200	998,200
Total Card	0.151	566,000		432,200	998,200
Total Parcel	0.151	566,000		432,200	998,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.02 | /Parcel: 410.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49085
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	566,000	0	6,579.	432,200	998,200		Year end	12/23/2021
2021	104	FV	541,600	0	6,579.	432,200	973,800		Year End Roll	12/10/2020
2020	104	FV	541,700	0	6,579.	432,200	973,900	973,900	Year End Roll	12/18/2019
2019	104	FV	395,700	0	6,579.	432,200	827,900	827,900	Year End Roll	1/3/2019
2018	104	FV	395,700	0	6,579.	290,200	685,900	685,900	Year End Roll	12/20/2017
2017	104	FV	372,000	0	6,579.	277,800	649,800	649,800	Year End Roll	1/3/2017
2016	104	FV	372,000	0	6,579.	253,100	625,100	625,100	Year End	1/4/2016
2015	104	FV	332,900	0	6,579.	203,700	536,600	536,600	Year End Roll	12/11/2014

!6439!

PRINT

Date	Time
12/30/21	03:55:06

LAST REV

Date	Time
08/26/21	10:32:12
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6439

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN SHAUN T,	59350-92		6/22/2012		555,000	No	No		
MANOOKIAN MARY	22931-299		2/23/1993		151,365	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2013	1819	Dormers	104,630	O				
7/21/1994	362		2,500					RENOVATE/KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
11/29/2018	MEAS&NOTICE	CC	Chris C
3/5/2014	Info Fm Prmt	EMK	Ellen K
9/21/2012	MLS	EMK	Ellen K
5/12/2009	Measured	197	PATRIOT
1/11/2000	Measured	243	PATRIOT
9/14/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6579		Sq. Ft.	Site		0	70.	0.94	11									432,161						432,200	

Total AC/HA:	0.15103	Total SF/SM:	6579	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,161	Spl Credit		Total:	432,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	2
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13521254
Const Adj.:	0.98000199
Adj $ / SQ:	200.252
Other Features:	144517
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695310
Depreciation:	129328
Depreciated Total:	565983

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

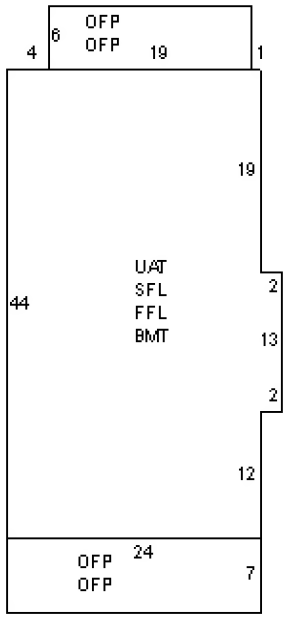
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	200.25
Special Features:	0	Val/Su Net:	138.69
Final Total:	566000	Val/Su SzAd	261.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,082	60.080	65,002
FFL	First Floor	1,082	200.250	216,673
SFL	Second Floor	1,082	200.250	216,673
OFP	Open Porch	564	19.040	10,737
UAT	Upper Attic	271	154.190	41,709

Net Sketched Area:	4,081	Total:	550,794
Size Ad	2164	Gross Area	4892	FinArea	2435
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	